

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

BROWN & CONNERY, LLP

Janine M. Leicht, Esquire

6 N. Broad Street

Woodbury, NJ 08096

(856) 854-8900

(856) 853-9933 (facsimile)

jleicht@brownconnery.com

Attorneys for Glassboro Office Urban Renewal, LLC



Order Filed on May 7, 2024  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

Anh T. Le,

Debtor.

Case No.: 24-12672

Hearing Date: May 7, 2024

Judge: ABA

Chapter: 13

Recommended Local Form

Followed

Modified

**ORDER GRANTING MOTION FOR RELIEF FROM STAY**

The relief set forth on the following page is hereby **ORDERED**.

**DATED: May 7, 2024**

  
Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

Upon the motion of Glassboro Office Urban Renewal, LLC, under  
Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as  
hereinafter set forth, and for cause shown, it is

ORDERED that the motion is granted and:

1. The automatic stay is vacated to permit the landlord to initiate or resume an action in the state court of New Jersey for possession of the debtor's rented premises located at: 225 Rowan Boulevard, Glassboro, New Jersey 08028, New Jersey, Unit 213 and to evict the debtor if a judgment of possession is obtained.
2. The landlord shall serve a copy of this order on the debtor, debtor's attorney, if any, the Office of the U.S. Trustee and any trustee appointed in this case, and any other party who entered an appearance on the motion.

In re:  
Anh T. Le  
Debtor

Case No. 24-12672-ABA  
Chapter 13

District/off: 0312-1  
Date Rcvd: May 08, 2024

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 10, 2024:**

| <b>Recip ID</b> | <b>Recipient Name and Address</b>                    |
|-----------------|--|
| db              | + Anh T. Le, 705 Grant Avenue, Oaklyn, NJ 08107-2336 |

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 10, 2024

Signature: /s/Gustava Winters

---

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 8, 2024 at the address(es) listed below:

| Name              | Email Address   |
|-------------------|---|
| Andrew B Finberg  | ecfmail@standingtrustee.com   |
| Andrew B Finberg  | on behalf of Trustee Andrew B Finberg ecfmail@standingtrustee.com   |
| Andrew M. Carroll | on behalf of Debtor Anh T. Le AndrewCarrollEsq@gmail.com SouthJerseyBankruptcy@gmail.com                  |
| Denise E. Carlon  | on behalf of Creditor M&T BANK dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com                            |
| Janine Leicht     | on behalf of Attorney Glassboro Office Urban Renewal LLC jlloyd@brownconnery.com, sponto@brownconnery.com |
| U.S. Trustee      | USTPRegion03.NE.ECF@usdoj.gov   |

District/off: 0312-1

User: admin

Page 2 of 2

Date Rcvd: May 08, 2024

Form ID: pdf903

Total Noticed: 1

TOTAL: 6